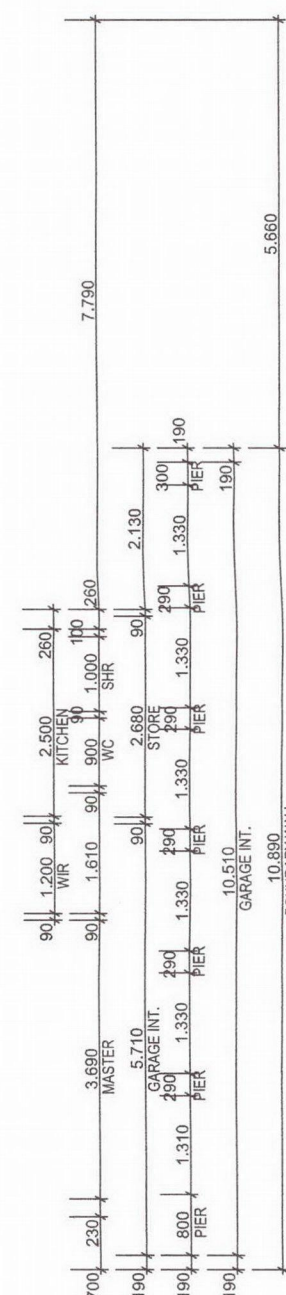
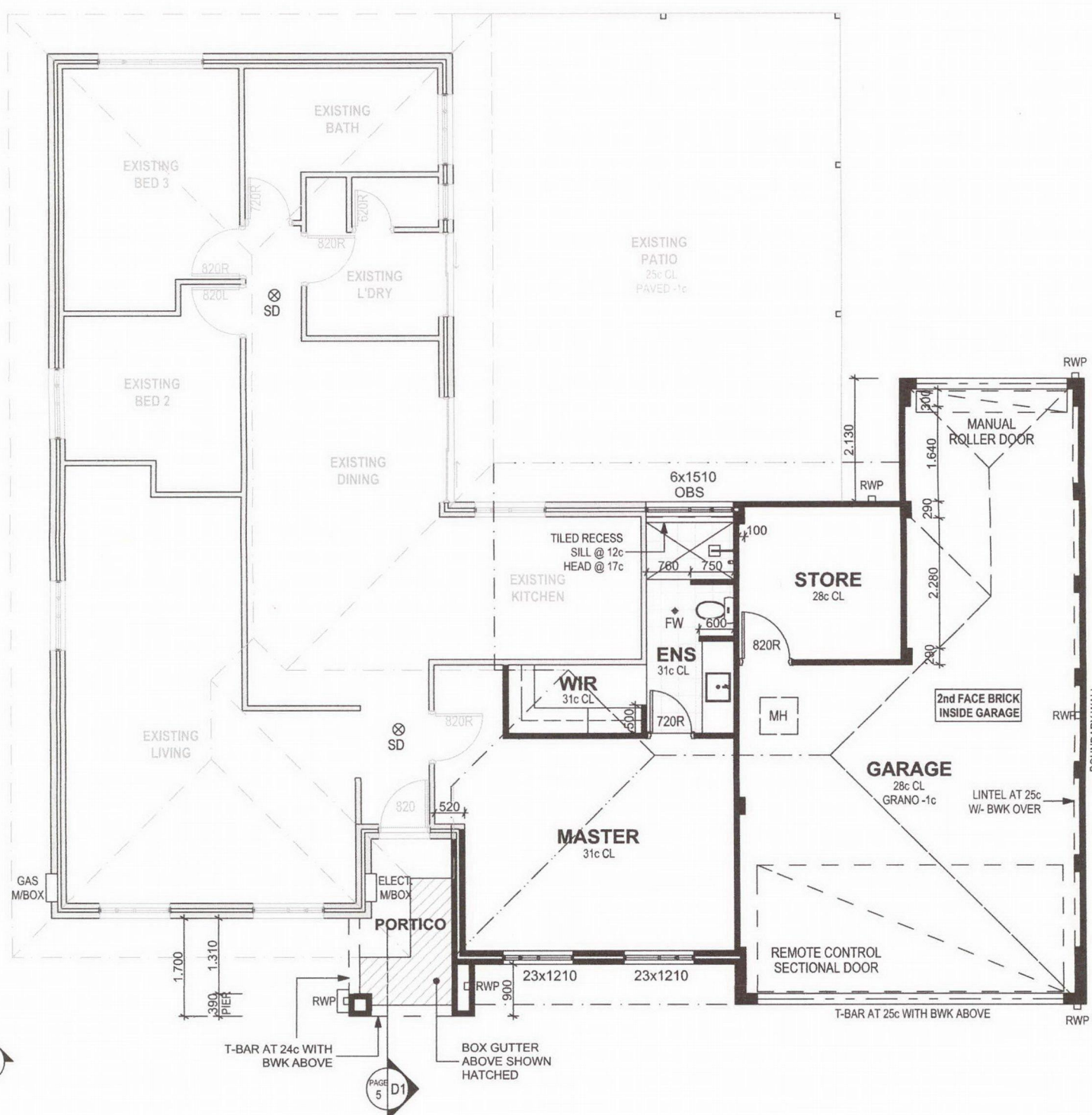
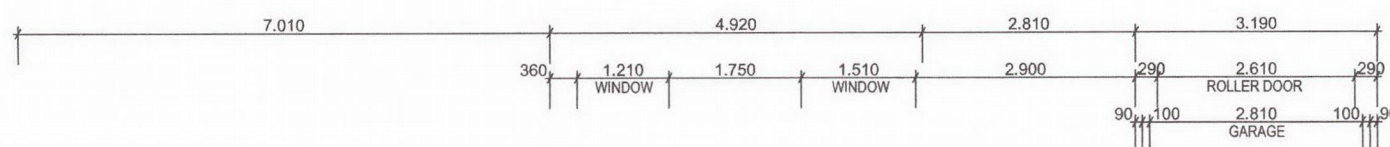
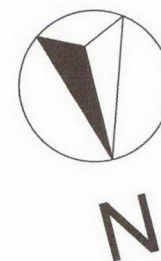


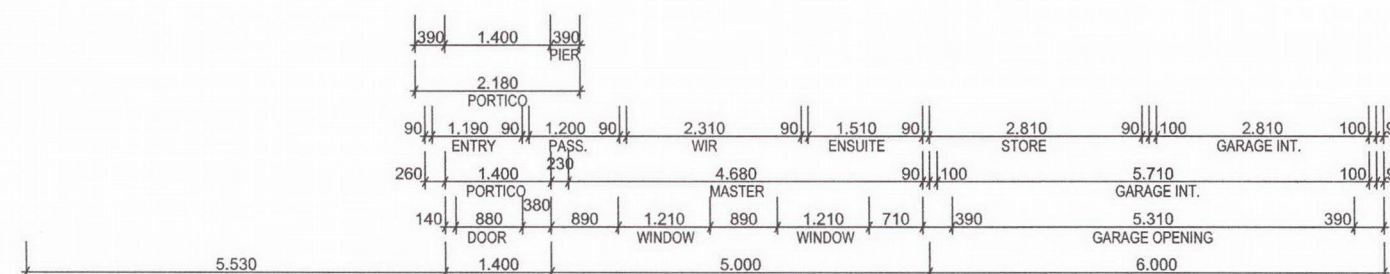
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
- DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND SPECIFICATIONS
- REFER TO DETAIL SHEET FOR CONSTRUCTION DETAILS
- ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCCS/BCA REQUIREMENTS
- VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB
- WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB
- LOCATION OF DOWNPIPES TO ROOF PLUMBERS DISCRETION TO AS3550 REQUIREMENTS
- CEILING VENTILATION IN ACCORDANCE WITH RELEVANT HEALTH AND GAS PLUMBING CODES
- LIFT OFF HINGES TO ALL WC's
- FLASHING REQUIRED ABOVE WINDOWS WHERE NO EAVES AND/OR MORE THAN 3c OF BWK ABOVE HEAD OF WINDOW

- ALL DIMENSIONS STATED ON THESE DRAWINGS RELATE TO BRICK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITION OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS.

2c FACE BRICK



PROPOSED DWELLING	
GROUND FLOOR	143.28m ²
GARAGE	51.63m ²
PATIO	56.92m ²
STORE	7.78m ²
PORTICO	4.98m ²
TOTAL	264.59m ²
ROOF (Exc. Patio)	236.83m ²



Антон Вера
21.10.2020

GROUND FLOOR PLAN

SCALE 1:100

PAGE 1 OF 6

CONCEPT 23/09/2020

CLIENT: **TODEA**

ADDRESS: **LOT 5606 (#35) SHAFTESBURY AVE,
ALEXANDER HEIGHTS**

DESIGNER: DANIEL RUS
CONTACT: 0432 516 116
EMAIL: DANIEL.RUS22@HOTMAIL.COM



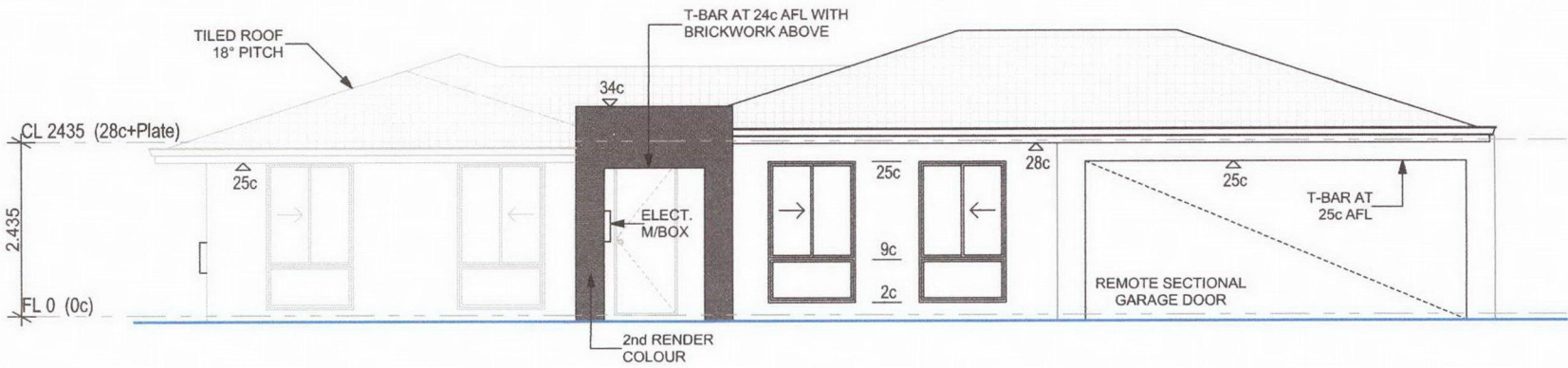
MATERIALS LEGEND

PAINTED RENDER - PRIMARY
COLOUR: SURFMIST

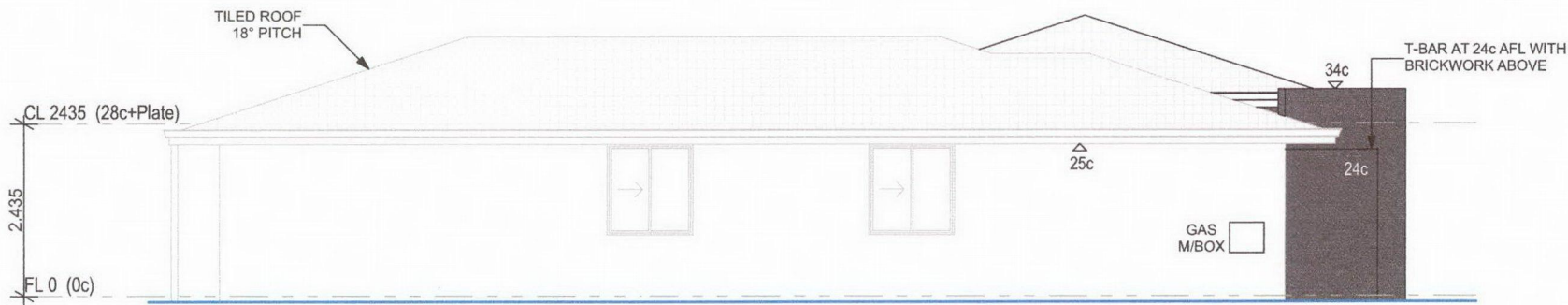
 PAINTED RENDER - FEATURE
COLOUR: MONUMENT

 TILED ROOF AND GUTTERS
COLOUR: MONUMENT

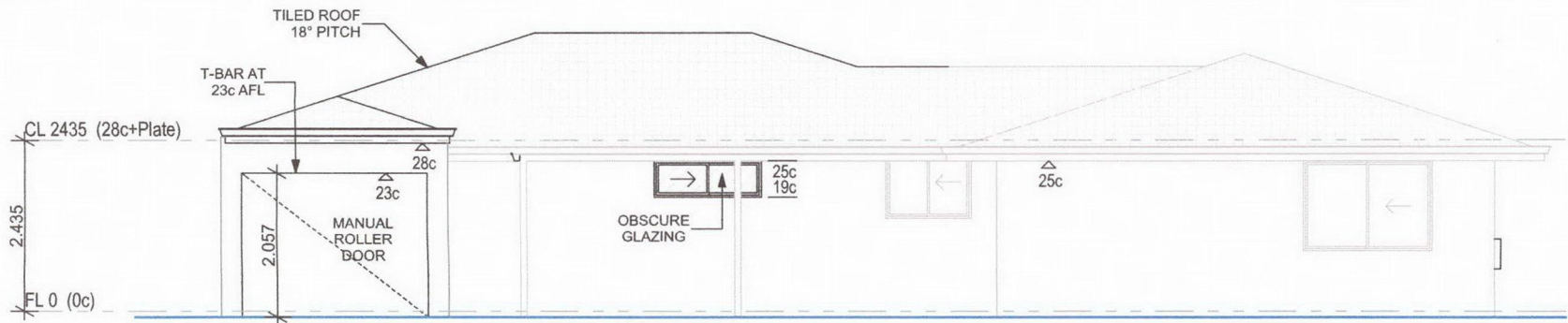
 FASCIA
COLOUR: WINDSPRAY



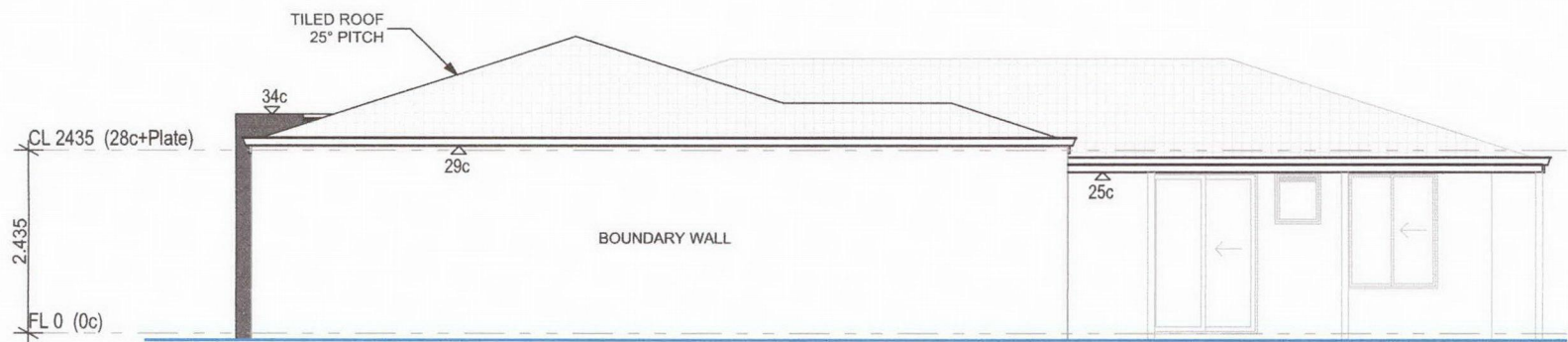
ELEVATION E1
SCALE 1:100



ELEVATION E2
SCALE 1:100



ELEVATION E3
SCALE 1:100



ELEVATION E4
SCALE 1:100

ANTHONY BENDA

CONCEPT 23/09/2020

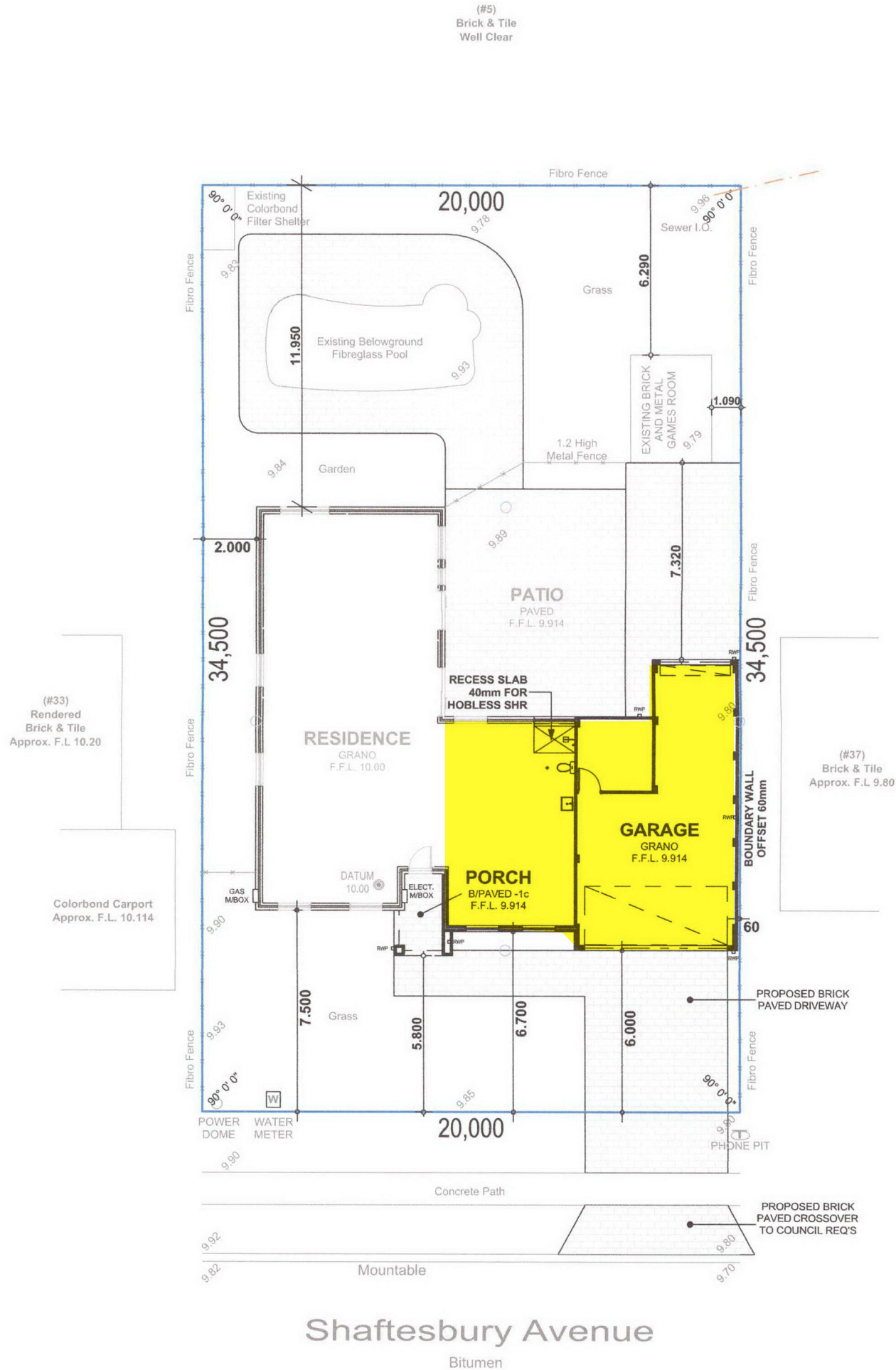
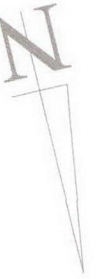
PLUMBERS NOTE:
REFLUX VALVE TO SHOWERS

STORMWATER NOTE:
ALL STORMWATER TO SOAKWELLS. SIZE
AND LOCATION TO PLUMBERS DISCRETION

SITE COVERAGE

ZONED R20
% ALLOWED 50%
SITE AREA 690.00m²
SITE COV. AREA 273.62m²

SITE COV. = 39.7%



NOTE:
PLEASE CHECK TITLE FOR EASEMENTS AND NOTIFICATIONS

NOTE:
DUE TO LACK OF SURVEY MARKS / PEGS, ALL BUILDING OFFSETS,
DIMENSIONS & FEATURES ARE POSITIONED FROM EXISTING PEGS /
FENCES / WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT
AND ARE TO BE VERIFIED WITH A REPEG CERTIFICATE.

NOTE:
ALL SEWER DETAILS PLOTTED FROM WATER CORP. INFORMATION

Anthony Dwyer
21.10.2020

SITE PLAN

PAGE 8 OF 8

SCALE 1:200@A3

